

BEFORE THE BOARD OF ZONING ADJUSTMENT, D. C.

Application No. 12056, The Columbia Lighthouse for the Blind, Inc., pursuant to Section 8207.2 of the Zoning Regulations, for a special exception to permit a 25% reduction in parking as provided for by Section 7203.1, to permit open parking spaces accessory to a structure not located on the same lot as the parking spaces, as provided for by Section 7205.3, and for approval of roof structures as provided for by Section 6305 at premises 1417 "P" Street, N.W., and 1414 Church Street, N.W., Lots 93 and 94, Square 209.

HEARING DATE: October 15, 1975
EXECUTIVE SESSION: October 15, 1975

FINDINGS OF FACT:

1. At the public hearing, the applicant withdrew the request for a special exception to permit a 25% reduction in parking since calculations of the Zoning Administrator indicated that there is no requirement for a reduction in the required number of spaces.
2. The subject property is located in a C-M district. The principal structure will be located on Lot 94, and the accessory parking will be located on Lot 93.
3. Lot 94 contains 17,200 square feet and Lot 93 contains 10,035 square feet. The properties are bisected by a ten (10) foot public alley. The proposed facility to be located on Lot 94 will be a two (2) story building which covers almost all of Lot 94 and which has a gross floor area of 32,706 square feet. The building has no basement or parking below grade in order to meet the budget limitations for the facility.
4. Parking cannot be provided on Lot 94 by virtue of the fact that there is no additional open area for the spaces on that lot and by virtue of the fact that to construct parking spaces within or below the building would be impracticable because of cost. The cost of the proposed structure is approximately \$1,224,000.00. The cost of constructing the parking below grade would be in the neighborhood of \$400,000.00, approximately one-third of the building cost. Placing parking below grade would hamper the efficiency of the proposed layout because of the need for ramp space on the first floor to be used for as access to the parking.
5. If Lots 93 and 94 were contiguous, and not separated by a ten (10) foot wide public alley, they would be combined into a single record lot and no Board of Zoning Adjustment approval to locate the parking on Lot 93 would then be required.
6. The applicant will comply with all provisions of Article 74 relating to parking lots, and will install wheel stops to prevent the automobiles from touching adjacent property.
7. There will be twenty -five (25) parking spaces on the subject property.

8. The proposed roof structure is a combination of mechanical equipment and a stairway. There will not be an elevator penthouse.

9. The FAR of the roof structure will be 0.124.

10. The material and color of the facade of the main structure is exposed aggregate architectural fluted CMU-gray, precast concrete. The penthouse enclosure will be comprised of architectural and insulated panels in a gray color. The character of the penthouse enclosure is designed to match in material effect the materials of the main building.

CONCLUSIONS OF LAW:

The Board concludes that it is not practicable to locate the required accessory parking spaces for the new Columbia Lighthouse for the Blind facility on the same lot as the principal structure due to the small dimensions of that lot and to the fact that the ownership of the applicant in the square is bisected by a ten (10) foot public alley. The expense of requiring parking on the same lot as the principal structure would be prohibitive. Additionally, to accommodate parking, the principal structure would have to be redesigned in such a way that a significant portion of the first floor of the building would have to be devoted to ramp areas. The applicant provides a satisfactory parking arrangement immediately across the ten (10) foot public alley from the principal building on Lot 93. The lot will comply in all respects with Article 74 of the Zoning Regulations.

The Board also finds that the proposed roof structure blends with the main structure in architectural character, material, and color, and that the request increase in F.A.R. is minor -- 0.004.


The Board further concludes that applicant meets all requirements of Section 8207.2 of the Zoning Regulations.

ORDERED: THAT THE ABOVE APPLICATION, BE GRANTED.

VOTE: 3-0 (Board Members Mr. Harps & Lilla Burt Cummings, Esq., absent.)

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BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: 
JAMES E. MILLER
Secretary to the Board

Final Date of Order: October 15, 1975

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING/AND OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.